



Request

Council Bill
Council District
School District
Requested by

Request to Amend the Donelson-Hermitage-Old Hickory Community Plan: 2003 Update

N/A
15 - Loring
4 - Glover
Planning Commission

Staff Reviewer
Staff Recommendation

Wood
Approve

APPLICANT REQUEST

A request to go from Corridor General to Office Transition, Residential Low-Medium Density, and Residential Medium Density policies for approximately 45 acres for property located along both sides of Donelson Pike in the vicinity of Lakeland Drive.

LAND USE POLICIES

Corridor General (CG)

Corridor General is for areas at the edge of a neighborhood that extend along a segment of a major street and are predominantly residential in character. Corridor General areas are intended to contain a variety of residential development along with larger scale civic and public benefit activities.

Office Transition (OT)

OT is a Structure Plan category for small offices intended to be used in exceptional cases to serve as a transition between lower and higher intensity uses where there are no suitable natural features that can be used as buffers. Generally, transitional offices are used between residential and commercial areas.

Residential Low-Medium (RLM)

RLM policy is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.

Residential Medium (RM)

Residential Medium Density is intended to accommodate residential development within a density range of about four to nine dwelling units per acre. A variety of housing types can be found in RM areas.



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ANALYSIS

This amendment is being requested in order to bring the land use policy into conformance with zoning decisions that have been made recently and to recognize the suitability of the location for small offices.

This area lies between two large commercial concentrations along a major arterial corridor. It is predominantly low-medium and medium density residential with some churches and nonresidential uses along Donelson Pike. Because the area is convenient to an interstate interchange, is along a busy four-lane arterial street, and is sandwiched between two large commercial concentrations, small office development may be considered an appropriate use along Donelson Pike. The remainder of the area that is oriented to the side streets is a stable residential area and should retain its residential designation. Most of this area is recommended to be designated as Residential Low-Medium Density in keeping with surrounding development, although there is a section of the area south of Lakeland Drive where Residential Medium Density infill makes more sense because access to the land would need to be gained through the potentially nonresidential frontage.



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Council Bill
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Zone Change 2006Z-130G-06

BL2006-1153

35 – Tygard

9 – Warden

A.W. Chaffin, applicant for A.W. Chaffin, Edna L. Chaffin, R.S. Chaffin, Melissa L. Chaffin, Don Einwag, and Sherrill D. Einwag, owners.

Deferral

This request was deferred from the August 10, 2006, and the October 12, 2006, agendas at the request of the applicant.

Staff Reviewer
Staff Recommendation

Swaggart

Disapprove

APPLICANT REQUEST

Request to change approximately 2.50 acres from Agricultural and Residential (AR2a) to Multi-Family Residential (RM15) on property located at 8921 Collins Road.

Existing Zoning
AR2a District

Agricultural/residential requires a minimum lot size of 2 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per 2 acres. The AR2a district is intended to implement the natural conservation or interim nonurban land use policies of the general plan.

Proposed Zoning
RM15 District

RM15 is intended for single-family, duplex, and multi-family dwellings at a density of 15 dwelling units per acre.

BELLEVUE COMMUNITY PLAN POLICY

Residential Low Medium (RLM)

RLM policy is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.

Consistent with Policy?

No. The requested RM15 is not consistent with the area’s RLM policy because it allows for up to 15 dwelling units per acre, while RLM policy stipulates between 2 and 4 dwelling units per acre.



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The property requested to be rezoned is in an area that is mostly single-family residential (RS15, RS10, RS40), with the exception of a commercial PUD directly to the east of this property that fronts on Highway 100. While multi-family districts can often act as transitional areas between single-family and commercial, the proposed density allowed with RM15 at this location is not appropriate. Access for any development on this property would be from Collins Road, which is insufficient and not adequate for this type of district. With the addition of parcel 109 to the south that fronts on Highway 100 and a design that incorporates a smooth transition from Highway 100 westward, limiting access only to Highway 100, a lower density multi-family *could* possibly work at this location.

Staff Recommendation

Because the requested RM15 district is not consistent with the areas RLM policy, and the proposed zoning would have an adverse impact on the adjacent single-family residential properties, staff recommends that the request be disapproved.

PUBLIC WORKS RECOMMENDATION

A Traffic Impact Study is required at development.

Typical Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single family detached (210)	2.5	0.5	1	10	1	2

Typical Uses in Proposed Zoning District: RM15

Land Use (ITE Code)	Acres	Density	Total Number of units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res. Condo/townhome (230)	2.5	15	38	283	24	28

Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--			+37	273	23	26



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METRO SCHOOL BOARD REPORT

Projected student generation

4 Elementary 2 Middle 2 High

Schools Over/Under Capacity

Students would attend Harpeth Valley Elementary School, Bellevue Middle School, and Hillwood High School. All three schools have been identified as having capacity. This information is based upon data from the school board last updated July 2006.



Project No.
Project Name
Council District
School District
Requested By

Subdivision 2006S-310G-12
Schott Subdivision
31 – Toler
2 – Brannon
James Terry and Associates, applicant for Linda Gayle Schott, owner.

Deferrals

This request was deferred from the October 12, 2006, agenda.

Staff Reviewer
Staff Recommendation

Swaggart
Approve with conditions

APPLICANT REQUEST
Final Plat

Request for final plat approval to create 2 lots on property located at 1026 Redmond Court.

Zoning
AR2a District

Agricultural/residential requires a minimum lot size of 2 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per 2 acres. The AR2a district is intended to implement the natural conservation or interim nonurban land use policies of the general plan.

SUBDIVISION DETAILS
History

The Planning Commission disapproved a proposed three-lot subdivision on this property in February 2004. At that time, planning staff’s recommendation for three lots was to disapprove. Staff did feel that two lots could be appropriate, and recommended that the applicant remove one of the lots prior to the Planning Commission meeting. The applicant did not remove a lot at that time, however, and the request was disapproved.

Site Plan

As proposed, the current request will take one existing parcel and create two new lots. The proposed lots will have the following areas and frontages:

- 1. 87,120 sq. ft. (2 ac), 123 ft.;
- 2. 196,817 sq. ft. (4.5 ac), 277 ft.

Because this request is in an AR2a district, lot comparability is not required.



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Lot Width Variance
Section 3-4(2)f.

Section 3-4(2)f. stipulates that the lot width at the front property line shall be at least 25 percent of the average lot depth. This would require the approximate lot width for each lot along Redmond Court to be at least 176 feet. As proposed, lot 1 falls short of the required 176 feet with only 123 feet. This property is located in both Davidson County and Williamson County. The length of lot 1 that is located in Davidson County is 446 feet, with 25 percent being 111 feet. Accordingly, lot 1 meets the lot width requirement for the portion of land that is in Davidson County and a variance is not needed.

**PUBLIC WORKS
RECOMMENDATION**

No Exceptions Taken

CONDITIONS

1. Prior to recordation in Davidson County, the plat must be approved and signed by a Brentwood City official.
2. Both lots shall share access on to Richmond Court at its current location.



Project No.
Project Name
Council Bill
Council District
School District
Requested By

2006SP-159U-03
Fern Avenue Lofts
BL2006-1228
2 – Isabel
1 – Thompson
Dale & Associates, applicant, for Hozell Anderson, owner.

Staff Reviewer
Staff Recommendation

Withers
Approve with conditions

APPLICANT REQUEST
Preliminary SP

A request to change 1.07 acres from Commercial Services (CS) to Specific Plan (SP) zoning to permit the development of 45 multi-family units, located at 1206 Brick Church Pike and 40 Evergreen Avenue, at the northwest corner of Brick Church Pike and Fern Avenue.

Existing Zoning
CS District

Commercial Service is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing, and small warehouse uses.

Proposed Zoning
SP District

Specific Plan is a zoning district category that provides for additional flexibility of design, including the relationship of buildings to streets, to provide the ability to implement the specific details of the General Plan.

- The SP District is a base-zoning district, not an overlay. It will be labeled on zoning maps as “SP.”
- The SP District is not subject to the traditional zoning districts’ development standards. Instead, urban design elements are determined **for the specific development** and are written into the zone change ordinance, which becomes law.
- Use of SP **does not** relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP **does not** relieve the applicant of responsibility for subdivision regulation and/or stormwater regulations.



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BORDEAUX/WHITES CREEK COMMUNITY PLAN POLICY

Community Center (CC)

CC is intended for dense, predominantly commercial areas at the edge of a neighborhood, which either sits at the intersection of two major thoroughfares or extends along a major thoroughfare. This area tends to mirror the commercial edge of another neighborhood forming and serving as a “town center” of activity for a group of neighborhoods. Appropriate uses within CC areas include single- and multi-family residential, offices, commercial retail and services, and public benefit uses. An accompanying Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms to the intent of the policy.

Consistent with Policy?

Yes. This property sits at the intersection of Fern Avenue and Brick Church Pike, in close proximity to Interstate 65. The location is in the middle of an area zoned commercial and at the edge of a residential neighborhood. The multi-family development will serve as a transition and a buffer between these two uses.

RECENT REZONINGS

None.

PLAN DETAILS

The plan proposes 45 multi-family units in a 4-story building. The development crosses an unbuilt alley right-of-way that will need to be abandoned before the final development plan for the project can be approved. Additionally, the property fronts on an unbuilt street, Evergreen Avenue, which will be constructed with this development.

The building wraps around the Brick Church Pike, Fern Avenue and Evergreen Avenue street edges of the property, while parking is located interior to the site. The buildings create a strong street edge and sidewalks are proposed on all three street edges. The combination of the strong street edge and the sidewalks will help create a pedestrian friendly environment at this location. A small green is located inside the site for the enjoyment of the residents.



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Sixty-eight parking spaces would be required by the Zoning Code if this were not an SP, while 80 parking spaces are provided. The majority of the parking spaces are located in tandem garages in the first floor of the building. The garage level of the building will be under grade for half of the elevation, the other half is designed not to look like a parking garage. Each two-car deep garage will be for one individual unit. The access to the parking is proposed to be gated, but pedestrians will be able to access the units from the fronting streets.

Elevations were only submitted for the Fern Avenue frontage. All elevations must be submitted for review with the final development plan. No building material information was indicated on the plan, however, the applicant has indicated the materials will be split face block, cast stone and synthetic stucco. The stairwells between the blocks of units appear to be open. Staff recommends enclosing these to emphasize that this is a residential building.

PUBLIC WORKS RECOMMENDATION

Following are review comments for the submitted Fern Avenue Lofts specific plan (2006SP-159U-03), received October 6, 2006. Public Works' comments are as follows:

All Public Works' design standards shall be met prior to any final approvals and permit issuance. Any approval is subject to Public Works' approval of the construction plans. Final design and improvements may vary based on field conditions.

Application required with the abandonment of alley right of way.

Show and label 25' minimum right of way radius of corner returns at street intersections.

Relocate gate to provide a vehicle queue space outside right of way. Provide egress route for vehicles that are denied access at proposed gate.

Garbage collection to be provided by private hauler.



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Plan proposes double stacked parking. Confirm parking requirements with the zoning administrator to determine if proposed parking is adequate.

STORMWATER RECOMMENDATION

Approved Except as Noted
Discharge from headwall should not flow over sidewalk. The runoff should be piped into the Combined Sewer System at a Sewer Department approved location.

CONDITIONS

1. All Public Works conditions shall be bonded and/or completed as required by the Department of Public Works, as listed above.
2. All Stormwater comments shall be addressed prior to Final Site Plan approval.
3. Correct the plans to show on Fern Avenue a dedication of right-of-way 30-feet from the centerline and a reservation of right-of-way for 12-feet beyond the dedication.
4. This development shall comply with the landscaping requirements of the Metro Zoning Ordinance for the RM60 district. A landscape plan shall be submitted with the final site plan.
5. Elevations for all street frontages, including building materials, shall be further developed and submitted for review and approval by the Planning Commission with the final development plan application. Changes, including enclosing the stairwells may be a requirement at final site plan approval.
6. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
7. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Section of the Metropolitan Department of Public Works for all improvements within public rights of way.



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8. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

9. These plans as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans will require reapproval by the Planning Commission.

10. This final approval includes conditions, which require correction/revision of the plans, authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four (4) copies of the corrected/revise plans have been submitted to and approved by staff of the Metropolitan Planning Commission. The revised plans must be received within 60 days of Metro Council's final approval



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2006Z-030U-13
BL2006-1198
28 – Alexander
6 – Johnson
James A. Rust and Mitchell Whitson, et ux., owners.

Staff Reviewer
Staff Recommendation

Swaggart
Disapprove

APPLICANT REQUEST

A request to change approximately 0.23 acres from Agricultural and Residential (AR2a) to Commercial Service (CS) on property located at the northeast corner of Una Antioch Pike and Goodwin Drive.

Existing Zoning
AR2a District

Agricultural/residential requires a minimum lot size of 2 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per 2 acres. The AR2a district is intended to implement the natural conservation or interim nonurban land use policies of the general plan.

Proposed Zoning
CS District

Commercial Service is intended for retail, consumer service, financial, restaurant, office, auto-repair, auto sales, self-storage, light manufacturing, and small warehouse uses.

**ANTIOCH/PRIEST LAKE
COMMUNITY PLAN POLICY**

Neighborhood General (NG)

NG is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An accompanying Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Consistent with Policy?

No. The requested CS is not consistent with the area's NG policy. The requested CS district would allow numerous commercial activities that are not consistent with the residential uses supported by NG policy. Also, a site plan such as a PUD or SP is required for



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developments within Neighborhood General policy areas.

PUBLIC WORKS RECOMMENDATION

Access Study may be required at development.

Typical Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached (210)	0.23	0.5	1	10	1	2

Typical Uses in Proposed Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.23	0.188	1,884	63	8	81

Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				53	7	79

Maximum Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single Family Detached (210)	0.23	0.5	1	10	1	2

Maximum Uses in Proposed Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Convenience Market (852)	0.23	0.10*	1,001	311	32	35

* adjusted as per use.

Change in Traffic Between Maximum Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				301	31	33



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2006Z-169U-08
BL2006-1226
21 – Whitmore
1 – Thompson
Councilmember Edward Whitmore, applicant for various property owners

Staff Reviewer
Staff Recommendation

Swaggart
Approve

APPLICANT REQUEST

A request to change 25.89 acres on various properties located north of Clifton Avenue on 39th Avenue North, Branch Street, 31st Avenue North, Alameda Street, 32nd Avenue North, Batavia Street, 34th Avenue North, Clifton Avenue, T.S. Jackson Avenue, and 38th Avenue North from One and Two-Family Residential (R6) to Single-Family Residential, (RS5) and (RS7.5).

Existing Zoning
R6 District

R6 requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.72 dwelling units per acre including 25% duplex lots.

Proposed Zoning
RS5 District

RS5 requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre.

RS7.5 District

RS7.5 requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre.

**NORTH NASHVILLE
COMMUNITY PLAN POLICY**

Structure Policy
Neighborhood General (NG)

NG is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An accompanying Urban Design or Planned Unit Development overlay district or site plan generally should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.



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Major Institutional (MI)

MI is intended to apply to existing areas with major institutional activities that are to be conserved, and to plan major institutional areas, including expansions of existing areas and new locations. Examples of appropriate uses include colleges and universities, major health care facilities and other large-scale community services that do not pose a safety threat to the surrounding neighborhood. On sites for which there is no endorsed campus or master plan, an Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in this policy area.

Detailed Policy

Single-Family Detached (SFD)

SFD is intended for single-family housing that varies based on the size of the lot. Detached houses are single units on a single lot.

Institutional (INS)

INS is intended for major institutions such as colleges, universities, and hospital complexes.

Detailed Neighborhood Design Plan

Properties in this request are located within three areas designated with a Detailed Neighborhood Design Plan (DNDP), which include Tomorrow's Hope, Hadley Park, and College Heights-Clifton.

Application Fee

There are 108 properties in this request, and the total fee for a single zoning application would be \$1,409. If each property owner were to file a Zone Change application individually, the total fee would be \$129,600.

Consistent with Policy?

Yes. The request is for various properties within the North Nashville Community Planning area. While the properties are located within different policies that include detailed design plans, the request is not inconsistent with these policies and detailed plans.

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

METRO SCHOOL BOARD REPORT

As this request to change to single-family district represents a down zoning, the number of expected students would be equal to or less than what the current zoning allows.



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2006Z-170T
BL2006-1206
Countywide
N/A
Councilmembers John Summers and Mike Jameson

Staff Reviewer
Staff Recommendation

Carlat
Approve

APPLICANT REQUEST

A request to amend Section 17.16.160 the Zoning Code to modify the special exception standards for Historic Home Events.

ANALYSIS
Existing Law

“Historic home event” is defined in Zoning Code as “the hosting of events such as, but not limited to, weddings or parties for pay in a private home which has been judged to be historically significant by the historical commission.”

Historic home events are a special exception land use, which means the applicant for the use must request a special exception permit from the Metro Codes Department and the Board of Zoning Appeals (BZA) hears the application and either grants or denies the permit.

The BZA is guided in its decision by general standards, outlined in 17.16.150 “General provisions” and by standards specific to historic home events, outlined in 17.16.160.B. “Historic Home Events.”

The bill before Commission would repeal the special exception standards that are specific to historic home events and replace them with new standards. A comparison of the current and proposed standards follows.



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Current and Proposed Standards

Issue	Current Standard	Proposed Standard
Eligibility	Structure must be “historically significant” as determined by the Metro Historical Commission.	No change.
Lot Size	Minimum lot size required by the zoning district.	No minimum lot size.
Location of Events – Indoors v. Outdoors	“The events shall be within a historically significant structure...” This has been interpreted by the BZA to allow outdoor events.	If the lot is under five acres, all aspects of the event (prep and event) must be held <i>inside</i> the historic structure. For lots over five acres, events may be held <i>outside</i> the historic structure, at the discretion of the BZA and subject to conditions to avoid disturbance to adjacent properties.
Parking	If minimum parking standards require additional parking, the parking shall meet the perimeter parking lot landscaping requirements. In urban settings the BZA may consider on-street parking.	Current standards are retained with one standard added: if minimum parking standards require additional parking to be constructed on-site, the parking shall be located so as not to adversely impact the continuity of the existing neighborhood context.
Signs	Signs for advertising shall not be permitted.	Only those signs in compliance with Section 17.32.040.P. (signs allowed in residential districts) are allowed.
Meals	Meal service is restricted to patrons of the special event only, and not to the general public.	Changed to “Meals and Beverages” noting that meal <i>and</i> beverage services shall be restricted to patrons of the special event only.
Owner Occupied	“The owner of the property must reside permanently in the historic home. Where there is more than one owner of the home, or where an estate, corporation, limited partnership or similar entity is the owner, a person with controlling interest, or possessing the largest number of outstanding shares owned by any single individual or corporation, shall reside permanently in the historic home. If two or more persons own equal shares that represent the largest ownership, at least one of the persons shall reside permanently in the historic home.”	Current standards are retained with one addition standard: “The applicant shall submit a site plan that clearly establishes the personal living space of the owner of the property, event preparation areas (including, but not limited to, food preparation) and event location areas.”
Operational Standards	This is labeled “Frequency of Events” in the current ordinance. It states that the BZA may limit the number and frequency of events to minimize disturbance to surrounding properties.	Current standards are retained with the addition that BZA may also limit the number of attendees per event and establish other operation standards necessary to minimize disturbance to surrounding properties.

(Continued on next page)



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Issue	Current Standard	Proposed Standard
Exterior Work	No current standard.	When exterior work is proposed for the structure, it will be subject to design review guidelines adopted by the Metro Historic Zoning Commission for determining the architectural compatibility and historical significance of the work. The neighborhood conservation district design review guidelines shall apply. The Historic Zoning Commissions approval of work shall be granted in writing as a condition for issuance of a zoning permit.
Spacing	No current standard.	Where a block face is 1000 feet or less in length, only one historic home event special exception is allowed on the same or opposing block face. Where a block face is over 1000 feet, no historic home event can locate within 1000 feet of another historic home event.
Exterior Lighting	No current standard.	Exterior lighting shall be designed, located and sized to comply with the lighting standards in Chapter 17.28.100. This section calls for the shielding of light from adjacent properties.

Background

In the summer of 2006, Metro Codes, the Historic Commission, and the Planning Department were approached by neighborhood leaders requesting amendments to the Historic Home Event standards. The neighborhood leaders and the Departments met to discuss how to strengthen current standards and add new standards to allow this special exception commercial venture in neighborhoods while ensuring that the historic home events would not adversely impact the neighborhood.

The bill before Commission is the compromise achieved by the neighborhood leaders and the Metro Departments. It is supported by the Departments as a workable compromise to encourage the renovation of historic structure with the understanding that the cost of restoration can be defrayed by allowing home events while protecting the residential nature of the neighborhoods in which these structures reside.

STAFF RECOMMENDATION

Approve.



Project No.
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Zone Change 2006Z-171U-11
None
17- Greer
7- Kindall
Bill Lockwood, applicant for TriStar Energy, LLC,
owner.

Staff Reviewer
Staff Recommendation

Logan
Approve

APPLICANT REQUEST

A request to change 1.72 acres from Industrial Warehousing/Distribution (IWD) to Commercial Service (CS) zoning on property located 506 and 520 Fesslers Lane, on the northeast corner of Elm Hill Pike and Fesslers Lane.

Existing Zoning
IWD District

Industrial Warehousing/Distribution is intended for a wide range of warehousing, wholesaling, and bulk distribution uses.

Proposed Zoning
CS District

Commercial Service is intended for retail, consumer service, financial, restaurant, office, auto-repair, auto sales, self-storage, light manufacturing and small warehouse uses.

**SOUTH NASHVILLE
COMMUNITY PLAN POLICY**

Industrial and
Distribution (IND)

IND policy is intended for existing and future areas of industrial and distribution development. Most types of industrial and distribution uses are found in this policy category including: storage, business centers, wholesale centers, and manufacturing. Certain support uses such as sales, service, and office facilities will also be present in IND areas.

Consistent with Policy?

Yes. While the IND Policy is generally intended for industrial uses, the South Nashville Community Plan states that IND policy areas also permit supporting commercial uses. The applicant has indicated that they intend to build a 121-room hotel on this site. While hotels are not usually consistent with IND policy, this site is located near the I-40 interchange where



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commercial uses will serve as support to the existing industrial uses and policy area. This interchange already includes other commercial uses, such as convenience stores and fast food restaurants. Therefore, CS zoning on these two parcels is consistent with the existing uses in the area and consistent with the IND policy, which allows some commercial uses to support the overall industrial land uses in the area.

PUBLIC WORKS RECOMMENDATION

Traffic impact study may be required at the time of development.

Typical Uses in Existing Zoning District: IWD

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	2.63	0.337	38,607	493	43	31

Typical Uses in Proposed Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	2.63	0.263	30,130	530	72	113

Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	2.63		8,477	37	29	82

Maximum Uses in Existing Zoning District: IWD

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	2.63	0.8	91,650	688	79	61

Maximum Uses in Proposed Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Convenience Market (852)	2.63	0.07*	8,019	2,500	249	278

*Adjusted as per use

Change in Traffic Between Maximum Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	2.63			1,812	170	217



Project No.
Council Bill
Council District
School District
Requested by

Zone Change 2006Z-172U-14
None
15 – Loring
4 – Glover
Alexander D. Smith, and Thomas and Kellie Thorburn, owners.

Staff Reviewer
Staff Recommendation

Swaggart
Disapprove

APPLICANT REQUEST

A request to change approximately 1.52 acres from One and Two-Family Residential (R20) to Office Limited (OL) zoning, located at 222 and 224 McGavock Pike.

Existing Zoning
R20 District

R20 requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25% duplex lots.

Proposed Zoning
OL District

Office Limited is intended for moderate intensity office uses.

DONELSON-HERMITAGE COMMUNITY PLAN POLICY

Residential Low Medium (RLM)

RLM policy is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.

Consistent With Policy?

No. The requested Office Limited district is not consistent with the Donelson-Hermitage Community’s Residential Low Medium policy, which calls for residential development. Approval of OL zoning on these parcels would allow non-residential uses to encroach into a stable residential neighborhood.

RECENT REZONINGS

None

PUBLIC WORKS RECOMMENDATION

Traffic Study may be required at the time of development.



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Typical Uses in Existing Zoning District: R20

Land Use (ITE Code)	Acres	FAR	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	1.52	1.85	3	29	3	4

Typical Uses in Existing Zoning District: OL

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	1.52	0.056	3,708	106	14	83

Maximum Uses in Proposed Zoning District: R20

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	1.52	1.85	3	29	3	4

Maximum Uses in Proposed Zoning District: OL

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	1.52	0.75	49,658	779	108	135

Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				77	11	79



Project No.
Project Name
Council District
School Board District
Requested By

Subdivision 2006S-316U-07
Boyce Subdivision
24 - Summers
9 - Warden
May B. Smith Boyce et vir, owners, and H & H Land Surveying, surveyor.

Staff Reviewer
Staff Recommendation

Withers
Disapprove

APPLICANT REQUEST
Final Plat

A request for final plat approval to create 2 lots on property located at 146 51st Avenue North, approximately 200 feet south of Wyoming Avenue.

ZONING
RS7.5 District

RS7.5 requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre.

PROPERTY HISTORY

This request involves two tracts of land created in 1959. The current owner has held the property since 1965. The two tracts of land have been used as one lot, with one house and a detached garage. The land is held in one parcel, instead of two as the deed specifies. The Mapping Division staff pulled the old microfilm from when the parcel was first entered on the mainframe system and found it was added as one parcel. Staff also looked at the oldest mapping log from 1965 and found that the land shows up as one parcel. Staff has no way of knowing why the land was mapped as one parcel, only that it was and has been used as one "lot" since it was created.

Nonconforming Lot Area
Zoning Ordinance Chapter 17.40.670

Within the R, RS, RM, AR2a and AG districts, a single-family structure may be constructed on a legally created lot that contains less than the minimum lot area required by Tables 17.12.020A, 17.12.020B or 17.12.020C, provided the lot contains a minimum area of three thousand seven hundred fifty square feet and existed prior to the effective date of the ordinance codified in this title.

The Zoning Administrator has indicated that because these two tracts of land existed prior to the adoption of zoning in Nashville, the two tracts of land have



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Lot Comparability

development rights and can be reconfigured without a variance from the Board of Zoning Appeals. Staff has found that both the Zoning Ordinance and the Subdivision Regulations are silent on the subject of reconfiguring non-conforming lots.

Section 3-5 of the Subdivision Regulations states that new lots in areas that are predominantly developed are to be generally in keeping with the lot frontage and lot size of the existing surrounding lots.

Lot comparability analysis was performed and yielded the following information:

Lot Comparability Analysis		
Street:	Requirements:	
	Minimum lot size (sq.ft):	Minimum lot frontage (linear ft.):
	6,643	48.0

As proposed, the two new lots have the following areas and street frontages:

- Lot 1: 5,577 Sq. Ft., (0.128 Acres), with 50.86 ft. of frontage.
- Lot 2: 5,506 Sq. Ft., (0.126 Acres), with 50.86 ft. of frontage.

Both of the proposed lots are comparable in frontage but are **not** comparable in area.

Lot Comparability Exception

A lot comparability exception can be granted if the lot does not meet the minimum requirements of the lot comparability analysis (is smaller in lot frontage and/or size) if the new lots would be consistent with the General Plan. The Planning Commission has discretion whether or not to grant a lot comparability exception.

One or more of the criteria listed below may be used by the Commission to determine whether the proposed smaller lot size is consistent with the General Plan:

- If the proposed subdivision is within a one-half mile radius of any area designated as a "Regional Activity Center" land use policy category.



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Recommendation

- If the proposed subdivision is within a one-quarter mile radius of any area designated as a "Mixed Use", "Office", "Commercial", or "Retail" land use policy categories.
- If the proposed subdivision is within an area planned for a town center or neighborhood center.
- Where the proposed lot sizes are consistent with the adopted land use policy that applies to the property.

Staff recommends disapproval this subdivision request for several reasons. First, although there are two tracts of land described in the deed, the land has always been used as one lot. Second, the proposed lots are not comparable to the minimum lot size specified in the Lot Comparability Analysis, nor do they meet any of the criteria to qualify for an exception to the standards.

PUBLIC WORKS RECOMMENDATION

Show professional seal.

STORMWATER RECOMMENDATION

Approved.

FIRE MARSHAL RECOMMENDATION

No comments.

CONDITION (if approved)

Comply with Public Works comments listed above prior to the recording of the final plat.



Project No.
Project Name
Council District
School District
Requested By

Subdivision 2006S-324U-12
Locustwood Subdivision
30 – Hodge
2 – Brannon
The Reasons Company, applicant for David Mingle, owner.

Staff Reviewer
Staff Recommendation

Swaggart
Approve with conditions

APPLICANT REQUEST

Final Plat

Request for final plat approval to create 2 lots on property located at 3900 East Ridge Drive.

Zoning

R10 District

R10 requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25% duplex lots.

SUBDIVISION DETAILS

Site Plan

As proposed the request will take one existing lot and create two new lots. The proposed lots will have the following areas and frontages:

1. 13,142 sq. ft. (.3 ac), 175 ft. along East Ridge Dr.;
2. 20,983 sq. ft. (.48 ac), 95 ft. along East Ridge Dr., and 104 ft. along Haywood Lane.

Lot Comparability

Although both lots meet the R10 lot area requirement, Section 2-4.7 of the Subdivision Regulations states that new lots in areas that are predominantly developed are to be “generally in keeping with the lot frontage and lot size of the existing surrounding lots.” An exception can be granted if the lot fails the lot comparability analysis (is smaller in lot frontage and size) if the new lots would be consistent with the General Plan.

The lot comparability analysis for this area concluded the following results:

	Area	Frontage
Haywood East Ridge	21,375	113
	13,721	78

Both lots fail for area and frontage on both respective streets. The land use policy for the area is Residential



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Low-Medium (RLM). Metro’s Land Use Policy Application (LUPA) recommends a density of two to four homes per acre for RLM policy. If both lots are to be for single-family only, then the overall density is approximately 2.4 dwelling units per acres, and is consistent with RLM policy.

Since the proposed lots are only slightly below minimum requirements for lot comparability, and the request is consistent with the area’s RLM policy, staff recommends that an exception to lot comparability be approved. Staff’s recommendation to approve an exception to lot comparability is conditioned on the applicant agreeing to a note on the plat that will limit both lots to single-family residential use.

Site Constraints

Due to required setbacks (40 feet along Haywood Lane, and approximately 45 feet along East Ridge Drive), and the buffer required for the stream that crosses the property, building area is limited for lot 2. While staff is recommending approval of an exception to comparability, and ultimately approval of this request, staff does not recommend that the stream buffer be disturbed. Any proposed single-family structure that may be constructed on Lot 2 should be placed outside of the stream buffer, and staff recommends that a note be placed on the plat for Lot 2 that no structure shall encroach into the stream buffer, nor shall there be any disturbance of the stream buffer.

Staff Recommendation

Staff recommends that the request be approved with conditions.

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

CONDITIONS

1. Prior to recordation, a note shall be added to the plat stating that both lots are for single-family residential only.
2. Prior to recordation, a note shall be placed on the plat stating that for Lot 2 no structure shall be placed within the stream buffer, nor shall there be any disturbance of any area within the stream buffer.



Project No.
Project Name
Council District
School District
Requested By

Subdivision 2006S-333U-12
Big K Nolensville Road
26 – Adkins
7 – Kindall
Stantec Consulting Services, applicant for Davidson Partners, owner.

Staff Reviewer
Staff Recommendation

Swaggart
Approve with conditions

APPLICANT REQUEST

Final Plat

Request for final plat approval to create 4 lots on property located on the northwest corner of Nolensville Road, and Harding Place (4095 Nolensville Road).

Zoning
SCR District

Shopping Center Regional is intended for high intensity retail, office, and consumer service uses for a regional market area.

SUBDIVISION DETAILS

Site Plan

The request will take two existing parcels totaling 657,087 square feet (15 acres), and create four new lots. The site is currently developed with four individual buildings, and the request will place each building on an individual lot. Lots will have the following area(s):

1. 570,843 sq. ft., (13.1 ac.);
2. 32,514 sq. ft., (.75 ac.);
3. 25,230 sq. ft., (.58 ac.);
4. 28,500 sq. ft., (.65 ac.).

Access and Parking

To ensure that adequate access is provided for each lot, a cross access easement will be provided across the entire site. Also to ensure that all lots meet all Metro parking requirements, a shared parking agreement will be recorded with this final plat.

Staff Recommendation

Staff recommends that the request be approved with conditions.

PUBLIC WORKS RECOMMENDATION

1. Cross access shall be provided and identified on the plat between all proposed lots of record.
2. Cross access to adjacent lots not made a part of this plat shall be shown.



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STORMWATER RECOMMENDATION

Approve with the following condition:

Metro GIS indicates the presence of a ditch, and several stormwater pipes running along the eastern portions of lots 1-3. Said ditch and pipes carry public water. Show and label a public drainage where indicated.

CONDITIONS

1. Prior to final plat recordation, the parcel numbers need to be added to the plat.
2. Revise land area calculation table for lot one from 575,718 sq. ft., 13.22 ac. to 570,843 sq. ft., 13.1 ac.
3. Print name under the signature line.
4. All Public Works' conditions above shall be shown on the plat and approved by Public Works Staff prior to recordation.
5. All Stormwater conditions shall be shown and approved by Stormwater Staff prior to recordation.



Project No.
Project Name
Council District
School Board District
Requested By

Subdivision 2006S-334U-09
Rolling Mill Hill
6 - Jameson
7 - Kindall
MDHA, owner, Gresham Smith & Partners, surveyor.

Staff Reviewer
Staff Recommendation

Withers
Approve with conditions

APPLICANT REQUEST
Final Plat

A request for final plat approval to create 7 lots on 28.69 acres located at 33 Peabody Street, 72 and 84 Hermitage Avenue and Hermitage Avenue (unnumbered), at the northeast corner of Peabody Street and Hermitage Avenue

ZONING
CF District

Core Frame is intended for a wide range of parking and commercial service support uses for the central business district.

PLAN DETAILS

Rolling Mill Hill is being developed under the guidance of the Metropolitan Development and Housing Agency. It is located in the Rutledge Hill Redevelopment District and was once home to Nashville’s General Hospital. The goal of the project is to create “Smart Growth” infill that mixes employment, shopping, and housing.

The planning framework is a grid of interconnected streets that create a simple rectilinear lot plan that allows flexibility. This development format creates a connected, pedestrian friendly environment. This plat creates seven lots and will allow ownership of individual lots to be transferred and building construction to commence.

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken.

STORMWATER RECOMMENDATION

Grading plans for the platted properties have not been submitted. Public Drainage Easements must be secured when grading plans are submitted. Thus, upon approval of the noted construction document, either dedicate the public drainage easements via separate instrument or submit an additional plat that voids, vacates, and supersedes lots 1-7 of this plat.



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WATER SERVICES RECOMMENDATION

Along Hermitage Avenue, show the location of the proposed sewer line and provide a 20' sanitary sewer easement along the right-of-way.

CONDITIONS

Prior to the recording of the final plat:

1. Along Hermitage Avenue, show the location of the proposed sewer line and provide a 20' sanitary sewer easement along the right-of-way.
2. Either dedicate the appropriate drainage easements with this plat, or prior to construction submit a new plat dedicating the appropriate drainage easements.
3. Add the subdivision number: 2006S-334U-09.
4. Add the lot sizes for each proposed lot.
5. Add the new parcel number for each proposed lot.



Project No.
Project Name
Council District
School District
Requested By

Planned Unit Development 2003P-010G-07
Jardin de Belle (Lot 14)
34 – Williams
8 - Fox
Requested by Durden Architecture, applicant for Susan Micheal, property owner

Staff Reviewer
Staff Recommendation

Withers
Approve with conditions

APPLICANT REQUEST
Revision to Preliminary and Final PUD

A request to revise the approved preliminary plan for a portion of a Residential Planned Unit Development, and for final site plan approval, (0.21 acres), to revise the building envelope on one lot located 656 Belle Park Circle.

PLAN DETAILS

History

The approved PUD includes 34 single-family lots consisting of Charleston-style houses. Every lot is proposed to have either rear access or side access leading to a rear-located garage / carriage house. The plan includes a single, one-way street for ingress and egress off Forrest Park Drive.

The approved PUD was very specific about establishing footprints for building envelopes, detached garages and carriage houses. This development contains large houses on smaller lots. The established building footprints help maintain a rhythm of solid to void in order to maintain an openness between buildings.

This specific lot was shown with a detached structure that is 15-feet deep and not large enough to park a car. The applicant is proposing to shift the footprint of the structure and add it to the rear of the house in order to provide a usable garage space.

Staff recommends approval of the change because it will not increase the building footprint and will allow for better screening of the garage door from the streets. The revised plan also will maintain the solid to void rhythm of the streetscape. The Architecture Review Committee for the development is supportive of this change.



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Two trees that were previously marked to remain will be removed by this request. It is questionable whether both of the trees could have survived during construction based on the previously approved building envelope. The applicant is proposing to plant three, new, 5-inch caliper canopy trees on the site in exchange for being allowed to take down the existing trees.

**STORMWATER
RECOMMENDATION**

Approve

**PUBLIC WORKS
RECOMMENDATION**

No exceptions taken.

**FIRE MARSHAL
RECOMMENDATION**

Approve

CONDITIONS

1. Prior to the issuance of the use and occupancy permit, the three 5-inch caliper canopy trees shall be planted.
2. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metropolitan Planning Commission.
3. These plans as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans will require reapproval by the Planning Commission.



Project No.	Planned Unit Development 2005P-033U-14
Project Name	Whitland Crossing Townhomes
Associated Case	None
Council District	15 - Loring
School District	4 - Glover
Requested by	Civil Site Design Group, applicant for Harold Feener, owner.
Staff Reviewer	Leeman
Staff Recommendation	<i>Approve with conditions</i>

APPLICANT REQUEST

Final PUD	A request for final site plan approval for a Planned Unit Development, to permit 54 multi-family units, located along the west side of Donelson Pike.
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PLAN DETAILS

Site Design	This plan includes 54 townhomes and is consistent with the Council approved plan for this portion of the PUD. The front portion of the PUD, along Donelson Pike, includes two commercial out-parcels. The entire development is accessed from one driveway off Donelson Pike and does not connect to the surrounding neighborhood, as approved by the Metro Council.
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Staff recommendation	Staff recommends approval with conditions since this plan is consistent with the approved preliminary plan.
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STORMWATER RECOMMENDATION

Approved with the following condition and questions being addressed prior to grading permit issuance:

1. Provide a copy of the detention maintenance agreement.
2. Provide easement documentation for the offsite flow being piped through your project site.
3. Is the appeal documentation provided still valid? Has plan changed from what was submitted to Stormwater Committee? See Item 4 of July 25, 2006 letter from Committee.
4. Include NOI/NOC note on the plan set.



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5. Provide a copy of the NOC letter.
6. Provide easement documentation for the detention pond.
7. Provide the as-built note for the underground detention.
8. Provide civil details for the inlets and manholes.
9. Will sheets POND and DRN3 be a part of the plan set? If not, a detail of the detention outlet structure will need to be provided on the Civil Details sheet.
10. Provide a detail of the underground detention structure.
11. Provide HGL's for each pipe segment.
12. Provide an existing conditions drainage map.
13. The disturbed area listed in note 1 on sheet C2.00 is 0.51 acres, but the disturbed area appears to be closer to 5.1 acres.
14. If the area disturbed is over 5 acres, provide sediment pond calculations and temporary outlet structure for the pond?
15. Provide more detail of ditch that site is discharging into. No ditch is evident on drawing at the proposed discharge location.
16. Sheet DRN3 lists the pond area as 4.1 acres and the calculations provided use 6.1 acres.
17. The capture percentage for the water quality outlet needs to be 90% if you are going to use a drawdown time of 24 hours.
18. Include a note on the plan set stating whether or not your site is in a floodplain and what FEMA FIRM map and panel number it is included on.

PUBLIC WORKS RECOMMENDATION

All Public Works' design standards shall be met prior to any final approvals and permit issuance. Any approval



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is subject to Public Works' approval of the construction plans.

Show ST-200 Curb & Gutter along private street.
Update details to match site layout plan.

Confirm parking requirements with the zoning administrator to determine if proposed parking is adequate.

FIRE MARSHAL

Approved

CONDITIONS

1. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services, including confirmation that all of the conditions and comments outlined in this report have been satisfied.

2. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Section of the Metropolitan Department of Public Works.

3. Subsequent to enactment of this planned unit development overlay district by the Metropolitan Council, and prior to any consideration by the Metropolitan Planning Commission for final site development plan approval, a paper and electronic copy of the final boundary plat for all property within the overlay district must be submitted, complete with owners' signatures, to the Planning Commission staff for review.

4. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve such signs.

5. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and fire flow water supply during construction must be met prior to approval of any final plat or the issuance of any building permits.



Project No.
Project Name
Council District
School Board District
Requested By

Planned Unit Development 91-71-G-14
Jackson Square (Bank of the South)
11 - Brown
4 - Glover
Civil Site Design, applicant for Oakwood Real Estate Investment, LLC, owner

Staff Reviewer
Staff Recommendation

Swaggart
Approve with conditions

APPLICANT REQUEST
Final PUD

A request to revise the preliminary plan and for final site plan approval for a portion of a Commercial Planned Unit Development located at 4715 Andrew Jackson Parkway, zoned Shopping Center Regional (SCR) (.51 acres), to permit the development of a 2,706 sq. ft. bank.

PLAN DETAILS
Site Plan

The plan calls for a 2,706 square foot bank with two drive-thru lanes, and one drive-thru ATM. Currently there is a restaurant on the site, which will be demolished.

Access

Access will be provided from the existing location onto Andrew Jackson Parkway.

Preliminary Plan

The original preliminary plan was approved in 1971 and subsequently has been revised and amended several times. It is unclear to what was originally approved for this site, but the proposed bank is compatible with other uses in this PUD district, and adjacent developments, as well as it is allowed within the SCR base district.

Staff Recommendation

Staff recommends that the request be approved with conditions.

PUBLIC WORKS
RECOMMENDATION

All Public Works' design standards shall be met prior to any final approvals and permits issuance. Any approval is subject to Public Works' approval of the construction plans. Final design and improvements may vary based on field conditions.

STORMWATER
RECOMMENDATION

Approve with the following conditions:



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1. Show contours outside of the property. Does any off-site flow enter the site?
2. Plan set doesn't call out pipe size or type, inlet, or location of water quality unit. Provide inverts, pipe material, pipe length and size, type of inlet, etc.
3. Add some spot elevations to ensure that runoff does not get trapped on the north side of the building.
4. Runoff from the west side of the building appears to flow off site without receiving any type of water quality treatment. Provide treatment for this area.
5. Label inlet protection for all proposed inlets, or add the symbol to a legend, or add "typical" to the inlet protection that is called out.
6. Add the NOI note to the plan set stating that since the site is less than 1 acre a NOC is not required.
7. Add a signed and dated EPSC note to the plan set.
8. Provide a drainage easement for the water quality unit.
9. Provide a detail for the manhole.
10. I think the drainage basin boundary line on the west side of the property dividing the 0.4 acre basin with the 0.06 acre basin is incorrect. The contours don't show any of the water on the west side of the building making it into the on-site inlet.
11. Where does the runoff that leaves the site in the southwest corner via overland flow end up? All at Inlet #1?
12. Provide calculations that pre- vs. post development conditions flows are the same and that detention is not necessary.
13. Where does runoff from the site go under existing conditions? Same place?



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14. Acreages and flows don't match between the drainage calculations and the water quality calculations.
15. Provide an as-built note on the plan set for the water quality unit.
16. Provide downstream structure information including actual flow and capacity of the structures.
17. Provide signed detention maintenance agreement.
18. Place note on Erosion Control Plan requiring contractor to provide an area for concrete washdown and equipment fueling in accordance with Metro CP-10 and CP-13, respectively. Contractor to coordinate exact location with NPDES department during pre-construction meeting.

CONDITIONS

1. Prior to the issuance of any permits, confirmation of final approval of this proposal, including compliance with the Stormwater conditions listed above, shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
2. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
3. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
4. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metropolitan Planning Commission.
5. These plans as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field



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inspection. Significant deviation from these plans will require reapproval by the Planning Commission.

6. If this final approval includes conditions which require correction/revision of the plans, authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four copies of the corrected/revise plans have been submitted to and approved by staff of the Metropolitan Planning Commission for filing and recordation with the Davidson County Register of Deeds.